



19 Cromwell Road
Henley on Thames, RG9 1JH

RJ Richard Jackson
PROPERTY CONSULTANTS

A spacious extended four bedroom, double fronted period family home, with secluded private gardens and located in a prime quiet residential street, close to open countryside, yet also within walking distance of Henley town centre, station, primary and secondary schools.

Freehold

Accommodation Summary

- DOUBLE SITTING ROOM
- KITCHEN/DINING ROOM
- FAMILY ROOM/SNUG with WOODBURNER
- BEDROOM ONE with ENSUITE SHOWER ROOM
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- UTILITY ROOM/SHOWER ROOM
- LOFT ROOM
- GAS CENTRAL HEATING
- GOOD SIZE PRIVATE REAR GARDEN
- DOUBLE GARAGE with ROOF STORAGE
- OFF STREET PARKING FOR TWO VEHICLES

The Property

This extended attached home, has bright family living spaces, with a double reception room and cosy snug with wood burning stove and a good size kitchen dining room. On the first floor there are three bedrooms an ensuite shower room and family bathroom, with the fourth bedroom and a loft room on the second floor, there is also a ground floor shower room. Although the accommodation would benefit from some cosmetic updating, the property is well positioned, having an East-West aspect, with good sized private rear garden and to the side of the property is a detached double width garage, with useful loft storage above and could be converted into useful ancillary accommodation, subject to planning permission. There is off street parking for two vehicles.

Location

Cromwell Road is a desirable location just off St Andrews Road, Henley on Thames town centre is under a mile away and easily walkable, offering comprehensive shopping facilities with Waitrose supermarket, numerous boutiques, coffee shops, restaurants and a vibrant weekly market. Henley railway station offers an excellent service into London Paddington (approx. 50 mins) connecting with Crossrail at Twyford. The River Thames of course offers many attractions, including the international annual Royal Regatta.





There are excellent state and private schools all within walking distance, including Gillotts secondary school and Trinity Primary.

Accommodation

Double glazed entrance door to entrance lobby, door to hall, stairs to first floor and understairs cupboard. Snug to the front with bay window, fireplace and woodburning stove, there is an inner hall area, with bookcase, gas boiler and water softener, double doors to sitting room and steps down to the kitchen/diner. Store cupboard and door into the shower room, with fully tiled shower, wash basin and WC, plumbing for washing machine. The kitchen area is fitted to three walls, cupboards and laminate worktops, stainless steel sink unit, range of wall cupboards, range oven with canopy extractor hood over, the dining area has French doors to the garden.

On the first floor there are three bedrooms, bedroom one has an ensuite with fully tiled shower cubicle, WC and wash basin. The second bedroom has a double aspect and two double wardrobes, bedroom three also has a built in wardrobe, the family bathroom has a bath, wash basin and WC.

On the second floor, there is velux window on the landing, the fourth bedroom, has two velux windows to the rear. There is also a spacious loft room, ideal as a playroom, with limited head height, plastered walls, radiator and velux window.

Outside

To the front is a driveway, with parking, lawn and shrub borders, side gate to rear. The double width detached garage, with up & over door, personal door to side, window and French door to the rear garden, fitted cupboards, useful loft storage.

To the rear is a large crazy paved patio, with retaining sleeper walls, steps to a further patio. Lawn enclosed by panel fencing and tall conifer hedge to the rear.

Services

All mains' services are connected, with gas central heating.

Council Tax

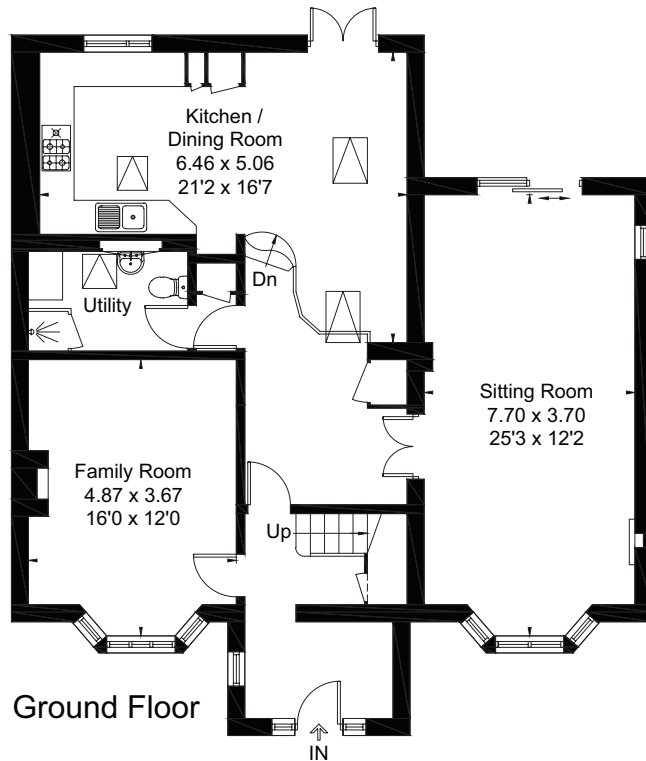
South Oxfordshire District Council. Band F



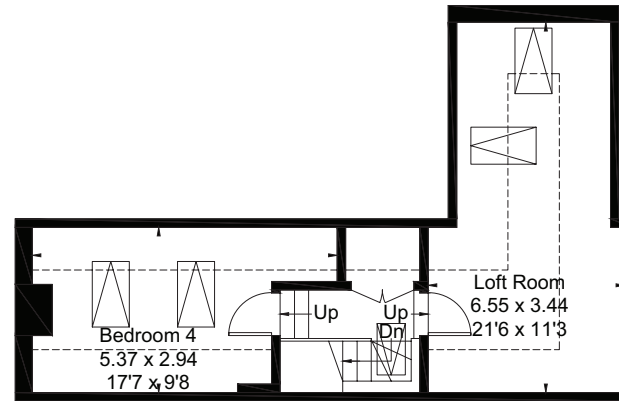
Approximate Floor Area = 197.5 sq m / 2125 sq ft
 Garage = 29.6 sq m / 319 sq ft
 Total = 227.1 sq m / 2444 sq ft



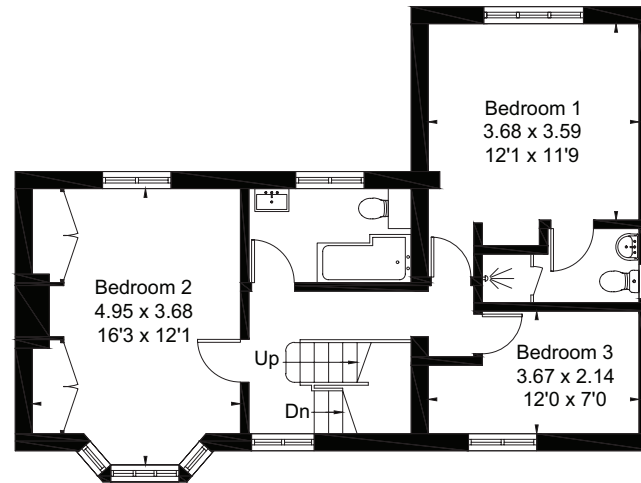
= Reduced head height below 1.5m



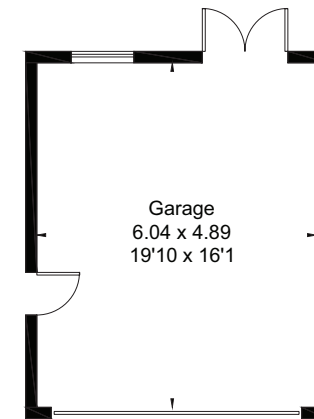
Ground Floor



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)



Contact

T: +44 (0) 1491 413131
 W: Enquiries@jacksonpc.co.uk
 12A Hart Street, Henley on Thames
 RG9 2AU

IMPORTANT NOTES For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, room sizes should not be relied upon for carpets and furnishings. It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing. The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted. The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations from any part of any offer or contract and their accuracy cannot be guaranteed. Brochure by fourwalls-group.com

